

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY
COMMERCIAL VISUAL IMPROVEMENT AGREEMENT
AND GRANT OF FACADE EASEMENT**

THIS COMMERCIAL VISUAL IMPROVEMENT AGREEMENT AND GRANT OF FAÇADE EASEMENT (the "Agreement") is entered into this 18TH day of OCTOBER, 2006, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body in the State of Nevada (hereinafter referred to as the "Agency") and the LEBOVITZ FAMILY TRUST, LLC ("Owner") and the PARTCH-LEBOVITZ FAMILY TRUST, LLC ("Owner")

Recitals

WHEREAS, the City of Las Vegas Redevelopment Agency ("Agency") administers and funds and is funded by the Agency for the purposes of improving the physical appearance of, and encouraging reinvestment in existing commercial structures; and

WHEREAS, in furtherance of the Redevelopment Plan (the "Redevelopment Plan") for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), the Agency approved a Commercial Visual Improvement Program (the "Commercial VIP") for the purpose of assisting property owners and their tenants in the rehabilitation of their buildings in order to revitalize and promote the economic stability of the Redevelopment Area; and

WHEREAS, pursuant to the implementation of the Commercial VIP, the Agency wishes to acquire an easement in gross on and upon the exterior walls of buildings (the "Facade Easement"), and a maintenance agreement for the Façade Easement Area (the "Building Façade Maintenance Agreement") located on that certain property, as more particularly described in the "Legal Description of the Site", attached hereto as Attachment " 1 " and incorporated herein, subject to the Owner's agreement to rehabilitate and improve the exterior walls and faces of the buildings on the Property, as described hereafter, in accordance with this Agreement and the Commercial VIP Guidelines (the "CVIP Guidelines"), incorporated herein by reference. The Property is located within or is contiguous to the boundaries of the redevelopment area; and

WHEREAS, in consideration for the acquisition of the Façade Easement, the Agency shall reimburse the Owner for any Pre-approved Qualified Exterior Improvements to a maximum of \$50,000 and the Owner has provided a 100% matching cash contribution to the Agency's participation to ensure that a Owner has a vested interest in the completion of its site improvements and to ensure a high leveraging of public resources and such improvements are significant in character, as determined by the Agency; and

WHEREAS, the Owner desires to participate in the Commercial VIP pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement contained herein, the AGENCY and OWNER do hereby agree as follows:

SECTION 1: SCOPE OF AGREEMENT. The purpose of this agreement is to effectuate the Redevelopment Plan by contributing funds to that certain property, as more particularly described in the "Legal Description of the Site," attached hereto as Attachment " 1 " and incorporated herein by reference (the "Property" or "Site"). Implementation of this Agreement will further the goals and objectives of the

Redevelopment Plan. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended. Said Redevelopment Plan, as it now exists and as it may be subsequently amended, is incorporated herein by reference and made a part hereof as though fully set forth herein.

SECTION 2: PARTIES TO THE AGREEMENT. The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of Nevada (NRS 279.382, et seq.). The principal office of the Agency is located at 400 Stewart Avenue, Las Vegas, Nevada, 89101. "Agency", as used in this Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities. The Owner warrants it has a valid and binding fee simple interest in (as defined hereinafter), the Site. Such ownership is demonstrated by Attachment " 2 ", "Proof of Ownership or Leasehold Interest", which is attached hereto and is incorporated herein by reference. "Owner", as used in this Agreement, includes not only the Owner as identified in the opening paragraph of this Agreement, but also any assignee of, or successor to, its rights, powers and responsibilities. The Agency and the Owner individually may be referred to as "party" or collectively as "parties" hereinafter.

SECTION 3: GRANT OF FAÇADE EASEMENT AND MAINTENANCE AGREEMENT. The Owner agrees to grant and convey and the Agency agrees to acquire and accept conveyance of a nonexclusive easement in gross (the "Facade Easement") on and upon that certain area described in Exhibit A of Attachment " 2 ", attached hereto and incorporated herein (the "Facade Easement Area"), subject to the following conditions:

- a. The purchase price for the Facade Easement shall be an amount up to one hundred percent (100%) of the façade improvements, with a not to exceed maximum of fifty thousand dollars (\$50,000.00) for "Pre-approved Qualified Exterior Improvements". Pre-approved Qualified Exterior Improvements which shall be considered for reimbursement includes the following: painting, cleaning, tuck pointing, façade repair/replacement, window repair/replacement, doorways, lighting, new or substantially rehabilitated signage, window tinting, new or replacement awnings, permanent landscaping, parking lots, and rear access renovations. All Pre-approved Qualified Exterior Improvements must be seen from the public right-of-way. The final purchase price will be determined when the project improvements are completed and Owner have submitted paid invoices from contractor(s) to the Agency.
- b. Owner shall have provided Agency with all the documents required for participation in the CVIP, as set forth in the CVIP Guidelines in a form acceptable to and approved by the Agency, including without limitation an executed Facade Easement Deed, in substantially the form attached hereto as Attachment " 3 " and a Building Façade Maintenance Agreement, in substantially the form attached hereto as Attachment " 4 ".
- c. Agency shall pay Owner the Purchase Price within forty-five (45) days after submission of paid invoices by Owner for the Project improvements, as defined in Section 5, and inspection and approval of such Improvements, in accordance with the CVIP Guidelines. Supporting documentation shall provide proof that Owner has met its obligation of meeting the required match requirement of one to one (1:1) to the Agency's funds.
- d. The Agency shall cause the Facade Easement Deed and the Building Façade Maintenance Agreement to be recorded against the Property promptly after completion of the Project improvements and upon payment of the Purchase Price by the Agency to the Owner. The

Facade Easement and the Building Façade Maintenance Agreement shall commence upon such recordation and shall terminate on the date five (5) years thereafter.

- e. Owner hereby agrees to maintain the Property, including without limitation the Facade Easement Area and the Project improvements to be constructed thereon, in accordance with the maintenance provisions set forth in the Building Façade Maintenance Agreement, Attachment " 4 " attached hereto. Owner agrees that all material future changes to the exterior surfacing of the building(s) on the Property, including the Facade Easement Area, shall be subject to the approval of the Agency, which approval shall not be unreasonably withheld. No painting or exterior surfacing which, in the opinion and judgment of Agency, are inharmonious with the general surroundings shall be used on the exterior of any buildings now or to be located on the Property. This covenant shall run with the land for a period of five (5) years from the date the Facade Easement Deed is recorded against the Property. Owner shall be in default of this Agreement if Owner breaches any of the obligations under this Section 3 or Attachment " 4 " .
- f. The Agency shall not use or exercise any right granted by the Facade Easement or do anything in a manner that will damage or impair the Facade Easement Area or the structural integrity of the building.

SECTION 4: OWNER'S REPURCHASE OPTION. The Agency hereby grants the the option to repurchase the Facade Easement (the "Option") from the Agency pursuant to the following terms and conditions:

- a. **Option Term.** The term of the Option (the "Option Term" or "Option") shall commence upon recordation of the Facade Easement Deed and shall continue until the termination date of the Facade Easement. In order to exercise the Option, the Owner and/or Tenant must give sixty (60) days written notice to the Agency that it wishes to exercise the Option.
- b. **Repurchase Price.** If the Owner exercises the Option, the Agency agrees to sell and the Owner agrees to repurchase the Facade Easement in an amount equal to the unamortized portion of the Purchase Price amortized on a straight-line basis over five (5) years. The Amortization Schedule is set out in Exhibit C of Attachment " 3 ", attached hereto and incorporated herein (the "Amortization Schedule").
- c. **Title, Escrow and Closing Costs.** The Owner shall each all title, escrow and closing costs and fees associated with the repurchase of the Facade Easement. The Owner and/or Tenant shall execute such documents and take such actions as may be necessary to effectuate such repurchase.
- d. The Owner's right to this Option and the terms and conditions of this Option shall be contained in the Facade Easement Deed to be recorded on the Property.

SECTION 5: IMPROVEMENTS TO THE SITE AND PROJECT BUDGET. The Owner shall make improvements to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work and Tentative Schedule of Improvements, which is attached hereto as Attachment " 5 " and by this reference is made a part hereof. The Scope of Work and Tentative Schedule of Improvements shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within 30 days of execution of this Agreement by the Agency, Owner agrees to commence, or cause the commencement of,

rehabilitation and improvement of the Site, including the Façade Easement Area, pursuant to the plans and other documents submitted by Owner and approved by Agency in accordance with the CVIP Guidelines. Owner shall complete the improvements within 120 days of commencement of work. Additional time may be given upon approval of the Agency, which approval shall not be unreasonably withheld. The improvements to the Site also shall be referred to as the "Project" or "Improvements" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the Site.

SECTION 6: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.478 must obtain three (3) or more competitive bids from properly licensed contractors. If the Owner is unable to obtain (3) or more competitive bids, the Owner shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 7: DESIGN REVIEW COMMITTEE. For reviewing the architectural and engineering design of the Project, the Agency has appointed a Design Review Committee comprised of one or more staff members from the following City of Las Vegas municipal departments: Office of Business Development; Planning and Development Department; Land Development, Public Works; Development Coordination, Public Works; and City of Las Vegas Department of Building & Safety. At its discretion, the Agency may solicit input from additional City staff depending on the individual needs of the Project. The Design Review Committee shall meet on an ad hoc basis. The Design Review Committee shall recommend approval or disapproval of the Project Scope of Work. If the Project is disapproved, the Agency shall retain the right to ask the Owner to make changes to the proposed Scope of Work.

SECTION 8: COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS. The Owner must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas. Additional development standards may apply depending on the specific location of the Site.

SECTION 9: FAILURE TO COMPLETE WORK. If the contractor selected by the Owner fails to complete all of the work specified in the Scope of Work, then the Agency may pursue any and all legal and equitable remedies available under this Agreement, as more specifically described in Section 13 hereinafter.

SECTION 10: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner from undertaking any other work in or about the subject premises which is unrelated to Commercial VIP provided for in this Agreement.

Owner, along with its contracted property management company, agrees to enforce the City of Las Vegas' sign ordinances regarding commercial shopping centers. All non-complying signs, including window signage, will need to be in compliance within 30 business days upon notification from a representative of the City of Las Vegas. The Owner shall utilize its best efforts to ensure that all signage is in conformance with the City of Las Vegas codes and ordinances.

SECTION 11: COMPLIANCE WITH THE REDEVELOPMENT PLAN AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the Commercial VIP Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Area. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Area;
5. Possess attributes that are unique, either as to type of use or level of quality and design;
6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside in the Redevelopment Area or the immediate vicinity of the Redevelopment Area. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

The Owner has declared that no other reasonable means of financing are available to undertake the improvements to the Property because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, the Owner would not undertake the full set of improvements contemplated in the Agreement through resources reasonably available to the Owner pursuant to the Participant Affidavit and Employment Plan, attached hereto as Attachment " 7 " and by this reference made a part hereof.

The Owner has also declared and provided the Agency with an Employment Plan, which is attached hereto as Attachment " 7 " and by this reference is made a part hereof. The Owner, for itself and its successors and assigns, represents that in the construction of improvements on the Site provided for in this Agreement, the Owner shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

SECTION 12: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS. No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. The Owner warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner in the event of any default or breach by the Agency or for any amount which may become due to the Owner or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner warrants that it has disclosed, on the Disclosure of Principals form attached hereto as Attachment " 6 " and incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Throughout the term hereof, Owner shall notify City in writing of any material change in the above disclosure within 15 (fifteen) days of any such change.

SECTION 13: DEFAULTS AND REMEDIES. Failure or delay by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. The nondefaulting party shall notify the defaulting party that a default exists and that the defaulting party must cure same within thirty (30) days of receipt of the notice of default. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with reasonable diligence and during any period of curing shall not be in default. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to recover damages for any

default or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the District Court, County of Clark State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The nondefaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach. Further, the nondefaulting party may file legal action to require the defaulting party to specifically perform the terms and conditions of this Agreement. Upon occurrence of an Event of Default by either the Owner or the Agency during the existence of this Agreement, the non-defaulting party, at its option, may institute an action for specific performance of the terms and obligations (including the payment of any monetary obligation) of this Agreement. During the existence of this Agreement and upon the occurrence of a Owner Event of Default, the Agency shall have the right to terminate, and this Agreement shall so terminate, the date that the written notice of termination is received by the Owner or such other date as may be specified in the written notice. In the event of termination of this Agreement by the Agency, the Owner agrees to return any and all Agency Funds heretofore paid to the Owner pursuant to the provisions of this Agreement within ten (10) calendar days after the termination date. Failure to return any and all Agency Funds paid to the Owner shall entitle the Agency to sue the Owner for specific performance as provided in this Section and to pursue the Agency's remedies, legal and equitable, for such damages as permitted by law.

SECTION 14: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Agency designates in writing.

SECTION 15: TERM. The term of this Agreement shall end upon the completion of all duties and obligations to be performed by each of the parties hereto.

SECTION 16: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 17: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 18: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal deliver, or five (5) calendar days after the date of deposit in the mail or with an express delivery service, if the notice is sent through the United States mail.

SECTION 19: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 20: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This includes Attachment " 1 " through Attachment " 7 " inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements


between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and the Owner and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and the Owner.

SECTION 21: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on _____, 2006 by the City of Las Vegas Redevelopment Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

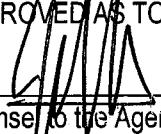
Date of Agency Approval:

10/18/06, 2006.

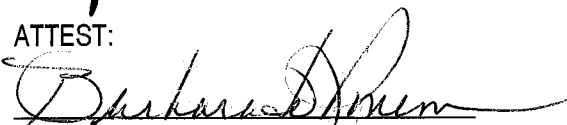
CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: 
OSCAR B. GOODMAN, CHAIRMAN
"Agency"

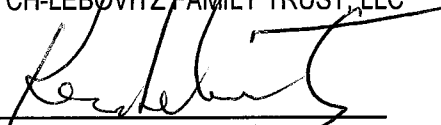
APPROVED AS TO FORM:

 10/10/06
Counsel to the Agency Date

ATTEST:


BARBARA JO RONEMUS, Secretary

OWNER – LEBOVITZ FAMILY TRUST, LLC and
PARTCH-LEBOVITZ FAMILY TRUST, LLC

By: 
Ken Lebovitz, Managing Member
Its: Authorized Representative

LIST OF ATTACHMENTS

ATTACHMENT " 1 "	LEGAL DESCRIPTION OF THE PROPERTY
ATTACHMENT " 2 "	PROOF OF OWNERSHIP OR LEASEHOLD INTEREST
ATTACHMENT " 3 "	FORM OF FAÇADE EASEMENT DEED
ATTACHMENT " 4 "	FORM OF BUILDING FAÇADE MAINTENANCE AGREEMENT
ATTACHMENT " 5 "	SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS
ATTACHMENT " 6 "	DISCLOSURE OF PRINCIPALS
ATTACHMENT " 7 "	PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

ATTACHMENT 1

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., being also a portion of that certain land shown on the Reversionary Map of Blocks 7 and 8 of the Amended Plat of Noblitt Addition on file in Book 8, at page 33 in the Office of the County Recorder, Clark County, Nevada, in the City of Las Vegas, State of Nevada being more particularly described as follows:

Commencing at the Northeast Corner of said Southeast Quarter (SE1/4) of Section 35;

Thence along the North line of said Southeast Quarter (SE 1/4), South 89°21'23" West, 50.06 feet to the Northerly prolongation of the East boundary of that certain parcel of land conveyed to Shell Oil Company as described in Grant, Bargain, Sale Deed recorded December 23, 1954 in Book 54 of Deeds, Doc/Inst. No. 478066 in the Office of the County Recorder; Thence South 02°06'28" West along said prolongation and boundary 190.04 feet to the Southeast Corner of said Deed, said corner being the Point of Beginning;

Thence along the Westerly right-of-way of Eastern Avenue as described in Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 Official Records in the Office of said County Recorder, South 02°06'28" West, 324.20 feet to the beginning of an 850.00 foot radius curve, concave Easterly;

Thence Southerly along the arc of said curve and right-of-way, 65.02 feet through a central angle of 4°22'57" to the Northeast Corner of that certain land described in Grant, Bargain, Sale Deed recorded October 19, 1971 in Book 173 Doc/Inst. No. 138300 Official Records, in the Office of said County Recorder;

Thence along the North boundary of said Deed, leaving said right-of-way, South 89°40'20" West, 331.13 feet to the Easterly right-of-way of Flower Avenue as described in Grant Deed to the City of Las Vegas recorded March 20, 1973 in Book 311 Doc/Inst. No. 270292 Official Records, in the Office of said County Recorder;

Thence along said Easterly right-of-way, leaving said North boundary, North 01°31'56" East, parallel to and 25.50 feet from the centerline of said Flower

Avenue, 522.76 feet to the beginning of a 15.00 foot radius curve, concave Southeasterly;

Thence Northeasterly along the arc of said curve, 22.99 feet, through a central angle of $87^{\circ}49'27''$ to a point on the Southerly right-of-way of Stewart Avenue as described in said Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 in the Office of said County Recorder;

Thence along said Southerly right-of-way North $89^{\circ}21'23''$ East, parallel to and 40.00 feet from the North line of said Southeast Quarter (SE1/4), also being the centerline of said Stewart Avenue, 169.68 feet to the Northwest Corner of said land conveyed to Shell Oil Company;

Thence along the boundary of said land, leaving said right-of-way, South $02^{\circ}26'28''$, 149.99 feet;

Thence continuing along said boundary North $89^{\circ}21'23''$ East, 150.00 feet to the Point of Beginning.

Assessor's Parcel No: 139-35-714-010

ATTACHMENT 2

PROOF OF OWNERSHIP OR LEASEHOLD INTEREST

20050812-0002617

Fee: \$22.00 RPTT: \$40,545.00

NYS Fee: \$0.00

08/12/2005

13:46:33

T20050147722

Requestor:

LAWYERS TITLE OF NEVADA

Frances Deane
Clark County Recorder

LEX
Pgs: 9

ANP # 139-35-714-010

AFTER RECORDING RETURN TO

Wolfe Thompson

5740 Arville, Suite 206

Las Vegas, NV 89118

RPTT's \$40,545.00

GRANT,

BARGAIN AND SALE DEED

Date:

As of August 11, 2005

Grantor:

STEWART SQUARE NATIONAL, INC., a Nevada corporation

Grantor's Mailing Address:

1775 Broadway, 23rd Floor, New York, NY 10019

Grantee:

PARTCH-LEBOVITZ FAMILY TR., LLC, a Delaware limited liability company; and **LEBOVITZ FAMILY TR., LLC**, a Delaware limited liability company (collectively "**Grantee**"), as tenants in common.

Grantee's Mailing Address:

c/o Wolfe Thompson, PO Box 98059, Las Vegas, NV 89193.

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed.

Property (including any improvements, buildings and fixtures located thereon, all right, title and interest of Grantor, if any, in, and to, any and all adjacent roads, streets, alleys, rights-of-way, or rights of ingress to and egress from the real property, any easements serving the real property and any land lying in or under the bed of any highway, avenue,

COPY

street or alley, in, on, across or adjoining the real property described herein, and all right, title and interest of Grantor, if any, in and to all strips or gores of land, if any, between the real property and abutting properties).

As more particularly described on Exhibit "A" annexed hereto and made a part hereof.

ANP # 139-35-714-010

Reservations from and Exceptions to Conveyance and Warranty: All matters described on Exhibit "B" attached hereto and made a part hereof, to the extent they are valid, subsisting and affect title to the property conveyed hereby.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.


Ad valorem taxes applicable to the Property have been paid up to and including the year 2004 and ad valorem taxes applicable to the Property for the year 2005 have been prorated by Grantor and Grantee.

[remainder of page intentionally left blank]

COPY

When the context requires, singular nouns and pronouns include the plural.


STEWART SQUARE NATIONAL, INC.,
a Nevada corporation

By: 
Charles D. Rubenstein
Executive Vice President

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

This instrument was acknowledged before me on the 9th day of August 2005,
by Charles D. Rubenstein, the Executive Vice President of Tarragon Corporation, a
Nevada corporation, on behalf of said corporation, as managing member of Stewart
Square National, Inc., a Nevada corporation.

SEAL


Notary Public State of New York

Lydia Coplin
Printed/Typed Name of Notary
My Commission Expires: 3/709

LYDIA COPLIN
Notary Public, State of New York
No. 01CO6123279
Qualified in New York County
Commission Expires March 7, 2009

EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., being also a portion of that certain land shown on the Reversionary Map of Blocks 7 and 8 of the Amended Plat of Noblitt Addition on file in Book 8, at page 33 in the Office of the County Recorder, Clark County, Nevada, in the City of Las Vegas, State of Nevada being more particularly described as follows:

Commencing at the Northeast Corner of said Southeast Quarter (SE1/4) of Section 35;

Thence along the North line of said Southeast Quarter (SE 1/4), South 89°21'23" West, 50.06 feet to the Northerly prolongation of the East boundary of that certain parcel of land conveyed to Shell Oil Company as described in Grant, Bargain, Sale Deed recorded December 23, 1954 in Book 54 of Deeds, Doc/Inst. No. 478066 in the Office of the County Recorder;

Thence South 02°06'28" West along said prolongation and boundary 190.04 feet to the Southeast Corner of said Deed, said corner being the Point of Beginning;

Thence along the Westerly right-of-way of Eastern Avenue as described in Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 Official Records in the Office of said County Recorder, South 02°06'28" West, 324.20 feet to the beginning of an 850.00 foot radius curve, concave Easterly;

Thence Southerly along the arc of said curve and right-of-way, 65.02 feet through a central angle of 4°22'57" to the Northeast Corner of that certain land described in Grant, Bargain, Sale Deed recorded October 19, 1971 in Book 173 Doc/Inst. No. 138300 Official Records, in the Office of said County Recorder;

Thence along the North boundary of said Deed, leaving said right-of-way, South 89°40'20" West, 331.13 feet to the Easterly right-of-way of Flower Avenue as described in Grant Deed to the City of Las Vegas recorded March 20, 1973 in Book 311 Doc/Inst. No. 270292 Official Records, in the Office of said County Recorder;

Thence along said Easterly right-of-way, leaving said North boundary, North 01°31'56" East, parallel to and 25.50 feet from the centerline of said Flower

EXHIBIT "A" - Continued

Avenue, 522.76 feet to the beginning of a 15.00 foot radius curve, concave Southeasterly;

Thence Northeasterly along the arc of said curve, 22.99 feet, through a central angle of $87^{\circ}49'27''$ to a point on the Southerly right-of-way of Stewart Avenue as described in said Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 in the Office of said County Recorder;

Thence along said Southerly right-of-way North $89^{\circ}21'23''$ East, parallel to and 40.00 feet from the North line of said Southeast Quarter (SE1/4), also being the centerline of said Stewart Avenue, 169.68 feet to the Northwest Corner of said land conveyed to Shell Oil Company;

Thence along the boundary of said land, leaving said right-of-way, South $02^{\circ}26'28''$, 149.99 feet;

Thence continuing along said boundary North $89^{\circ}21'23''$ East, 150.00 feet to the Point of Beginning.

Assessor's Parcel No: 139-35-714-010

EXHIBIT B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses which arise) by reason of:

1. Taxes for the fiscal year 2005-2006 a lien not yet delinquent in the total amount of \$21,438.84. The 1st installment in the amount of \$5,358.71 has been paid.
Assessor's Parcel Number: 139-35-714-010
2. A lien of supplemental taxes, if any, assessed as a result of an event occurring on or after the date hereof, pursuant to the provisions of the Nevada Revised Statute 361.260

(None Due)
3. The property described herein is located within the boundaries of the City of Las Vegas and is subject to any fees that may be charged against said property by the hereinbefore mentioned district.

(Paid Current)
4. Water rights, claims or title to water.
5. Reservations in the Patent from the State of Nevada
Recorded: May 11, 1922
Book 8 of Deeds, page 375 Doc/Inst. No. 17239 of Official Records
6. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Central Telephone Company and Nevada Power Company
Purpose: Telephone and Electric
Recorded: March 12, 1965
Book: 612 Doc/Inst. No. 492178 of Official Records

Re-recorded: April 8, 1965
Book: 618 Doc/Inst. No. 497041
As shown on that certain ALTA/ACSM Land Title Survey for Stewart Square Shopping Center by Carter-Burgess dated July 20, 2005 and last revised _____, 2005, Job No. _____.
7. Covenants, conditions and restrictions (deleting therefrom any restrictions based on race, color or creed) as set forth in the document
Recorded: December 21, 1972
Book: 288 Doc/Inst. No. 247503 of Official Records
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Nevada Power Company and Central Telephone Company
Purpose: Telephone and Electric
Recorded: February 15, 1974
Book: 402 Doc/Inst. No. 361367 of Official Records
As shown on that certain ALTA/ACSM Land Title Survey for Stewart Square Shopping Center by Carter-Burgess dated July 20, 2005 and last revised _____, 2005, Job No. _____.

EXHIBIT B - CONTINUED

9. The rights of tenants under validly existing leases disclosed by the current rent roll. The right of tenants under said leases are limited to the rights of tenants only, with no options to purchase, rights of first refusal or similar rights contained thereunder.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-35-714-010
b) _____
c) _____
d) _____

2. Type of Property:

- a) Vacant Land b) Single Fam Res
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) xx Comm'l/Ind'l
g) Agricultural h) Mobile Home

Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$7,950,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$7,950,000.00

Real Property Transfer Tax Due: \$40,545.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: buyer

Signature: [Signature] Capacity: buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Square National, INC.

Address: c/o Tarragon Corporation, 1775
Broadway, 23rd Floor

City/State/Zip: New York, New York 10019

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lebovitz Family Trust

Address: c/o Wolfe Thompson, Box 98059

City/State/Zip: Las Vegas, NV 89193

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.
1210 S. Valley View Boulevard
Las Vegas, NV 89102

Escrow #: N2106255-100-JG2
Escrow Officer: Jane Grey

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-35-714-010
b) _____
c) _____
d) _____

2. Type of Property:

- a) Vacant Land b) Single Fam Res
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) xx Comm'l/Ind'l
g) Agricultural h) Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$7,950,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$7,950,000.00

Real Property Transfer Tax Due: \$40,545.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Charles D. Rubenstein Capacity Executive Vice President

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Stewart Square National, INC.
Address: c/o Tarragon Corporation, 1775
Broadway, 23rd Floor
City/State/Zip: New York, New York 10019

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lebovitz Family Trust
Address: c/o Wolfe Thompson, Box 98059
City/State/Zip: Las Vegas, NV 89193

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.
1210 S. Valley View Boulevard
Las Vegas, NV 89102

Escrow #: N2106255-100-JG2
Escrow Officer: Jane Grey

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

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EXHIBIT A
of Attachment 2

DESCRIPTION OF THE FAÇADE EASEMENT AREA

Facade Easement Area: The area consisting of the building face and property line adjoining the westerly Eastern Avenue, southerly Stewart Avenue, easterly Flower Street and the southerly alley right-of-way, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscape areas, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency.

ATTACHMENT 3

FORM OF FACADE EASEMENT DEED

APN: 139-35-714-010

RECORDING REQUESTED BY

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101
ATTN: Operations Officer

FACADE EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEBOVITZ FAMILY TRUST, LLC and PARTCH-LEBOVITZ FAMIL TRUST, LLC ("Grantor"), does hereby grant to the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic ("Grantee"), a nonexclusive facade easement (the "Facade Easement") in gross on and upon a portion of the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"). The precise description of the area of the facade easement is described in Exhibit B attached hereto and incorporated hereby by reference (the "Facade Easement Area").

1. Grantee is responsible for carrying out the Redevelopment Plan for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"). In furtherance of the Redevelopment Plan, Grantor and Grantee entered into a Commercial Visual Improvement Agreement and Grant of Facade Easement dated _____ (the "CVIP Agreement") which required the Grantor to improve the facades(s) of the building(s) on the Property in accordance with the CVIP Agreement and Grantee's Commercial Visual Improvement Guidelines.

2. Grantor shall maintain the Property and the Facade Easement Area in accordance with the Facade Easement Agreement, including without limitation, the provisions set forth in the Building Façade Maintenance Agreement, recorded against the Property by separate instrument. Grantor agrees that all material future changes to the exterior surface of the facades of the building that has been improved on the Property shall be subject to the approval of the Grantee, which approval shall not be unreasonably withheld. This covenant shall run with the land until five (5) years from the date this Facade Easement Deed is recorded against the Property.

3. Grantee may use the Facade Easement for the purpose of ensuring the repair and maintenance of the Facade Easement Area, including the Facade Improvements to be constructed thereon, in accordance with the Facade Easement Agreement.

4. The Facade Easement shall include ancillary rights of ingress and egress over any portion of the Property that is necessary in order to repair and maintain the Facade Improvements located on and within the Facade Easement Area.

5. Grantor covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, ancestry, age, sexual preference, physical handicap or medical condition in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall Grantor or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

6. The Grantee shall not use or exercise any right granted by the Facade Easement or do anything in a manner that will damage or impair the Facade Easement Area or the structural integrity of the building.

7. In the event of a violation of this Agreement by Grantor, the Grantee may, following reasonable notice to Grantor and after allowing thirty (30) days to correct said violation, institute a suit to enjoin such violation and to require the restoration of the Facade Improvements to their prior condition. In the alternative, the Grantee may enter upon the Property, correct any such violation and hold the Grantor and, his or her heirs, successors and assigns, responsible for the costs thereof in accordance with the Facade Easement Agreement and Building Facade Maintenance Agreement.

8. The Facade Easement granted herein shall terminate on the date which is five (5) years from the date of recordation of this Facade Easement Deed.

9. Grantor shall have the option to repurchase the Facade Easement granted herein (the "Option") from the Grantee pursuant to the terms and conditions set forth hereunder.

- a. Option Term. The term of the Option (the "Option Term") shall commence thirty (30) days after recordation of the Facade Easement Deed and shall continue until five (5) years from the date of the recordation of this Facade Easement Deed. In order to exercise the Option, the Grantor must give sixty (60) days written notice to the Grantee that it wishes to exercise the Option.

- b. Repurchase Price. If the Grantor exercises the Option, the Grantee agrees to sell and the Grantor agrees to repurchase the Facade Easement in an amount equal to the unamortized portion of the Purchase Price amortized on a straight-line basis over five (5) years. The Amortization Schedule is set out in Exhibit C, attached hereto and incorporated herein (the "Amortization Schedule").
- c. Title, Escrow and Closing Costs. The Owner shall pay for all title, escrow and closing costs and fees associated with the repurchase of the Facade Easement. The Owner and Agency shall cooperate in good faith and execute such documents and take such actions as may be necessary to effectuate such repurchase.

10. The obligations and benefits imposed and granted in this Facade Easement Deed shall be binding on Grantor and all successor owners of the Property and inure to the benefit of the Grantee, its successors and assigns and are intended to run with the land.

11. The provisions of this Facade Easement Deed may be amended or terminated in full only by a written agreement between the Grantor and Grantee.

12. Nothing contained in this Facade Easement Deed shall be deemed to be a gift or dedication of any portion of Property to the general public or for the general public for any public purpose whatsoever, it being the intention of the parties to this Facade Easement Deed that the Facade Easement shall be strictly limited to and for the purposes expressed in this Facade Easement Deed.

13. This declaration shall be governed by and construed in accordance with the laws of the State of Nevada.

14. The Facade Easement granted herein shall be binding on and inure to the benefit of the successors and assigns of the parties and are intended to bind and burden the Property described in Exhibit A.

...
...
...

IN WITNESS WHEREOF, Grantor has executed this Facade Easement Deed as of this
____ day of _____, _____.

LEBOVITZ FAMILY TRUST, LLC and PARTCH-
LEBOVITZ FAMILY TRUST, LLC

By: _____
KEN LEBOVITZ

Its: MANAGING MEMBER (Title)
"GRANTOR"

ACCEPTED AND AGREED TO:

CITY OF LAS VEGAS REDEVELOPMENT
AGENCY

By: _____
OSCAR B. GOODMAN

Its: CHAIRMAN
"GRANTEE"

ATTEST:

BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM

Counsel to the Agency Date

ACKNOWLEDGMENTS

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____,
2006 by KEN LEBOVITZ as Managing Member of LEBOVITZ FAMILY TRUST, LLC and PARTCH-
LEBOVITZ FAMILY TRUST, LLC

Notary Public in and for said County and
State

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the ____ day of _____,
2006 by Oscar B. Goodman as Chairman of the City of Las Vegas Redevelopment Agency.

Notary Public in and for said County and
State

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., being also a portion of that certain land shown on the Reversionary Map of Blocks 7 and 8 of the Amended Plat of Noblitt Addition on file in Book 8, at page 33 in the Office of the County Recorder, Clark County, Nevada, in the City of Las Vegas, State of Nevada being more particularly described as follows:

Commencing at the Northeast Corner of said Southeast Quarter (SE1/4) of Section 35;

Thence along the North line of said Southeast Quarter (SE 1/4), South 89°21'23" West, 50.06 feet to the Northerly prolongation of the East boundary of that certain parcel of land conveyed to Shell Oil Company as described in Grant, Bargain, Sale Deed recorded December 23, 1954 in Book 54 of Deeds, Doc/Inst. No. 478066 in the Office of the County Recorder; Thence South 02°06'28" West along said prolongation and boundary 190.04 feet to the Southeast Corner of said Deed, said corner being the Point of Beginning;

Thence along the Westerly right-of-way of Eastern Avenue as described in Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 Official Records in the Office of said County Recorder, South 02°06'28" West, 324.20 feet to the beginning of an 850.00 foot radius curve, concave Easterly;

Thence Southerly along the arc of said curve and right-of-way, 65.02 feet through a central angle of 4°22'57" to the Northeast Corner of that certain land described in Grant, Bargain, Sale Deed recorded October 19, 1971 in Book 173 Doc/Inst. No. 138300 Official Records, in the Office of said County Recorder;

Thence along the North boundary of said Deed, leaving said right-of-way, South 89°40'20" West, 331.13 feet to the Easterly right-of-way of Flower Avenue as described in Grant Deed to the City of Las Vegas recorded March 20, 1973 in Book 311 Doc/Inst. No. 270292 Official Records, in the Office of said County Recorder;

Thence along said Easterly right-of-way, leaving said North boundary, North 01°31'56" East, parallel to and 25.50 feet from the centerline of said Flower

Avenue, 522.76 feet to the beginning of a 15.00 foot radius curve, concave Southeasterly;

Thence Northeasterly along the arc of said curve, 22.99 feet, through a central angle of $87^{\circ}49'27''$ to a point on the Southerly right-of-way of Stewart Avenue as described in said Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 in the Office of said County Recorder;

Thence along said Southerly right-of-way North $89^{\circ}21'23''$ East, parallel to and 40.00 feet from the North line of said Southeast Quarter (SE1/4), also being the centerline of said Stewart Avenue, 169.68 feet to the Northwest Corner of said land conveyed to Shell Oil Company;

Thence along the boundary of said land, leaving said right-of-way, South $02^{\circ}26'28''$, 149.99 feet;

Thence continuing along said boundary North $89^{\circ}21'23''$ East, 150.00 feet to the Point of Beginning.

Assessor's Parcel No: 139-35-714-010

EXHIBIT B

DESCRIPTION OF THE FACADE EASEMENT AREA

Facade Easement Area: The area consisting of the building face and property line adjoining the westerly Eastern Avenue, southerly Stewart Avenue, easterly Flower Street and the southerly alley right-of-way, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscape areas, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency

EXHIBIT C

FORM OF FAÇADE EASEMENT REPURCHASE PRICE AMORTIZATION SCHEDULE

1. Amount of Purchase Price: \$50,000.00 (Maximum)
2. Repurchase Price based on unamortized portion of Purchase Price amortized on straight-line basis over five (5) years as follows:

Anytime during first year: \$50,000.00

Anytime during second year: \$40,000.00

Anytime during third year: \$30,000.00

Anytime during fourth year: \$20,000.00

Anytime during fifth year: \$10,000.00

After five full years from recordation
of the Façade Easement Deed: \$0.00

ATTACHMENT 4

FORM OF BUILDING FAÇADE MAINTENANCE AGREEMENT

APN: 139-35-714-010

RECORDING REQUESTED BY

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

AND WHEN RECORDED RETURN TO:

City of Las Vegas Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101
ATTN: Operations Officer

BUILDING FACADE MAINTENANCE AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 20____, between LEBOVITZ FAMILY TRUST, LLC and PARTCH-LEBOVITZ FAMILY TRUST, LLC, hereinafter referred to as "Owner" and the CITY of LAS VEGAS REDEVELOPMENT AGENCY, a public body, corporate and politic, hereinafter referred to as "Agency" with reference to the following facts:

WHEREAS, Owner is the owner of that real property ("the Property") in the City of Las Vegas, County of Clark, State of Nevada, legally described in Exhibit "A" attached hereto by this reference, commonly known as 235 North Eastern Avenue, Las Vegas, Nevada and currently designated as Assessor's Parcel Nos. 139-35-714-010; and

WHEREAS, the Property is located within the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), and in furtherance of the Redevelopment Plan for the Redevelopment Area, the Agency approved a Commercial Visual Improvement Program (the "Commercial VIP") for the purpose of revitalization and elimination of blighting influences in the Redevelopment Area; and

WHEREAS, Owner has rehabilitated the facades of the Property facing the Facade Easement Area: Facade Easement Area: The area consisting of the building face and property line adjoining the westerly Eastern Avenue, southerly Stewart Avenue, easterly Flower Street and the southerly alley right-of-way, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscape areas, parking area and other architectural projections.

Agency purchased a Façade Easement for the Property (hereinafter "the Façade Easement") which ensures that the building facades on the Property will be preserved in a manner consistent with the Commercial Visual Improvement Agreement and Grant of Façade Easement dated _____ (the "CVIP Agreement"); and

WHEREAS, by the terms of said Façade Easement, Owner is required to enter into an agreement for a period of five (5) years giving the Agency authority to lien the Property to ensure that the façade(s) covered by the Façade Easement, legally described in Exhibit " B " attached hereto (the "Façade Easement Area"), will be diligently maintained and that violations will be corrected promptly; and

WHEREAS, this agreement is entered into to ensure that the Property is maintained because both parties recognize that diligent maintenance is an integral part of preservation of the Property and one of the considerations for Agency's purchase of the Façade Easement;

NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. Purpose. The purpose of this agreement is to ensure diligent maintenance of the building facades on the Property facing public streets and/or alleys, the Façade Easement Area, in accordance with the plans approved by the City of Las Vegas Office of Redevelopment Agency and any other City of Las Vegas department that may have issued approvals and/or permits as of the date of this agreement, or as may be otherwise approved by City during the term of this agreement. Copies of the plans for the Façade Easement Area required to be maintained under this agreement and which are incorporated herein by this reference, are on file with the City of Redevelopment Agency, c/o Office of Business Development, 400 Stewart Avenue, Las Vegas, NV 89101.
2. Duty to Maintain Property. Owner covenants and agrees, for itself, its lessees, successors and assigns during the term of this agreement to diligently maintain and care for the Façade Easement Area in accordance with the plans approved by Agency. "Diligent maintenance" is persistent upkeep which employs the standard of care necessary to meet all requirements of applicable local ordinances and regulations and standards of workmanship in accordance with the generally accepted standards for maintenance observed by comparable uses located within the City of Las Vegas. In particular, Owner covenants that:
 - a) All exterior building facades shall be maintained, repaired, or used in accordance with the City of Las Vegas Building Code and the plans approved by, any and all, appropriate City of Las Vegas department(s) as of the date of this agreement, or as may be otherwise approved by Agency during the term of this agreement.
 - b) The exterior of the buildings and structures shall have effective weatherproofing and waterproofing, including non-deteriorated paint, uncracked or unbroken plaster, sound siding, sealing of doors and windows and adequate and approved roof covering.
 - c) All exterior doors, door hardware, handles, locksets and latchsets shall be in safe and operable condition, free of cracks, splits, holes, inadequate fastening and warpage.

- d) All windows shall be secure, well sealed, unbroken, and with undamaged frames. No window bars, grills or grates of any kind shall be installed without the express approval of the City of Las Vegas Department of Building and Safety.
 - e) All exterior lighting, including but not limited to security, carport, stairway or balcony, and building lighting, must be operable at all times as required by the City of Las Vegas Building Code.
3. Agency's Right to Cure Owner's Default. Owner shall be in default of this agreement if Owner breaches any of the Owner's obligations under Paragraph 2 above, and the breach is not cured within thirty (30) days (or such longer period as may be specified in the Notice of Breach) after the Agency gives notice ("Notice of Breach") to the Owner of the failure to perform, which Notice of Breach shall specify in reasonable detail the conditions constituting the breach. The Agency's Executive Director ("Director") (or, if that position no longer exists, an Agency official with comparable duties) or the Director's designee may impose conditions on any extension of time to cure the breach, which conditions may include but are not limited to (i) requiring Owner to post a cash deposit or surety bond in the amount of the estimated cost of curing the breach or default, and (ii) requiring that Owner commence curing the breach or default by a specified date and thereafter diligently and in good faith continue to cure the breach until completion of the cure.

In the event of default, in addition to any other remedies available to Agency at law or in equity, Agency in its sole and absolute discretion may enter the Property and cure the default at Owner's cost at any time after giving not less than thirty (30) days' notice ("Notice of Default") to Owner, which Notice of Default shall state the Agency's intent to enter the Property and shall specify in reasonable detail the work or correction the Agency intends to perform.

4. Hold Harmless. Owner shall waive any and all claims for damage or loss as a result of Agency's entry onto the Property. Owner shall defend, indemnify and hold harmless Agency, its employees, officers, agents and contractors from and against any and all liability, loss, expense, including reasonable attorney's fees or claims for injury or damage caused by or as a result of the Agency, its employees, officers, agents or contractors entry onto the Property. Notwithstanding the foregoing, the above waiver and indemnity shall not apply with respect to any negligent acts or omissions or willful misconduct by the Agency, its employees, officers, agents and/or contractors.
5. Agency's Cost of Cure. If Agency, acting through its own employees or through its contractors, enters the Property and cures the breach or default, Agency shall perform the work in a reasonably efficient, cost effective and competitively priced manner. The cost of curing the default shall be due and payable within ten (10) days after delivery of an invoice to Owner, and if paid at a later date shall bear interest at the rate of 10% per annum from the date of the invoice until Agency is reimbursed by Owner. Any warranties provided by Agency's contractors shall be assigned to Owner upon Owner's payment in full of the amounts due hereunder.

6. Additional Remedies. The Agency, in addition to the collection procedure set forth above in paragraph 4, may make the cost incurred in maintaining the Property a lien upon the Property by recording a notice with the Clark County Recorder. The lien may also include any and all costs incurred in recording the lien. The notice shall state that the Agency has incurred maintenance costs under the terms of this agreement and shall state the amount, together with a statement that it is unpaid. Such lien shall be immediately released upon Owner's payment of said costs.
7. Notices. Notices required or permitted to be given under the terms of this agreement shall be served personally, or by certified mail, return receipt requested, or by overnight courier, addressed as follows:

AGENCY: CITY OF LAS VEGAS REDEVELOPMENT AGENCY
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101
Attn: Operations Officer

OWNER: LEBOVITZ FAMILY TRUST, LLC and PARTCH-LEBOVITS
FAMILY TRUST, LLC
10 Soho Circle
Belmont, CA 94002
Attn: Ken Lebovitz

and, in the event that Owner hereafter conveys Property, to each successive Owner as shown on the tax rolls for Clark County.

8. Property Owner. If Owner conveys, grants or transfers the Property or a portion thereof to another, such grantee or transferee shall be responsible for complying with the terms and conditions of this agreement as to the Property or as to that portion thereof so conveyed and Owner shall have no further obligation hereunder as to said Property or that portion thereof. If Owner leases the Property or any portion thereof to another, the lease shall provide for Owner's right of entry to perform Owner's obligations under this agreement. The lease also shall provide for Agency's right of entry to inspect the Property for compliance with this agreement and in the event of breach to perform required maintenance in accordance with the procedure set forth in Paragraph 3. Owner shall advise the Executive Director of the Agency in writing of any changes in address of Owner and of the names and addresses of any subsequent owners of the property or any portion thereof.
9. Miscellaneous Terms and Provisions.
 - a) If any provision of this agreement is adjudged invalid, the remaining provisions of it are not affected.
 - b) Notice to Agency or Owner shall be considered to have been given when sent in the manner and to the addresses stated in Paragraph 6 above.

c) This writing contains a full, final and exclusive statement of the agreement of the parties.

d) By executing this agreement Owner, on its behalf and on behalf of any successor in interest, authorizes and grants to Agency or to Agency's agent, permission with 48 hours advance notice to enter upon the Property subject to this agreement to perform inspections of the façade improvements or to perform any work authorized by this agreement in the event of breach by Owner of any covenant set forth in Paragraphs 2 above. However, the Agency shall coordinate the time of such inspections with the Owner in order to minimize the disruption of business or inconvenience to the Owner's customers.

10. Recordation: Covenant Running With the Land for Five Years. Upon recordation of the Façade Easement Deed and execution of this agreement by both parties, the Agency shall record this agreement with the Clark County Recorder's Office. Agency shall provide Owner a copy of the agreement showing the Recorder's stamp.

This agreement pertains to that area of the Property covered by the Façade Easement, and shall run with the land for a period of five (5) years from the date of recordation, including a period of time after the expiration of the Façade Easement. This agreement binds the successors in interest of each of the parties to it.

11. Priority of Mortgage Lien. No breach of the covenants, conditions or restrictions of this agreement shall defeat or render invalid the lien or charge or any first mortgage or deed of trust made in good faith and for value encumbering the Property, but all of said covenants, conditions and restrictions shall be binding upon and effective against any successor to the Owner whose title is derived through foreclosure or trustee's sale, or otherwise, with respect to the Property.

12. Attorneys' Fees. If any party to this agreement resorts to a legal action to enforce any provision of this agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to any other relief to which it may be entitled. This provision applies to the entire agreement.

13. Estoppel Certificate. Upon written request by Owner or a subsequent owner, Agency shall promptly execute and deliver an estoppel certificate, in a form reasonably approved by the Agency, addressed as indicated in the request, stating that the property is in compliance with this agreement, or not, and stating the amount of any outstanding fees or charges.

...
...
...

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year set forth above.

By: _____ Date: _____

Name: KEN LEBOVITZ, MANAGING MEMBER

Title: AUTHORIZED REPRESENTATIVE FOR LEBOVITZ FAMILY TRUST, LLC and PARTCH-LEBOVITZ FAMILY TRUST, LLC

CITY OF LAS VEGAS REDEVELOPMENT AGENCY,
a public body, corporate and politic

By: _____ Date: _____

OSCAR B. GOODMAN
CHAIRMAN

ATTEST:

BARBARA JO RONEMUS, Secretary

APPROVED AS TO FORM:

Counsel to the Agency Date

ACKNOWLEDGMENTS

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____,
2006 by KEN LEBOVITZ as Managing Member of LEBOVITZ FAMILY TRUST, LLC and PARTCH-
LEBOVITZ FAMILY TRUST, LLC

Notary Public in and for said County and
State

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the ____ day of _____,
2006 by Oscar B. Goodman as Chairman of the City of Las Vegas Redevelopment Agency.

Notary Public in and for said County and
State

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 20 South, Range 61 East, M.D.M., being also a portion of that certain land shown on the Reversionary Map of Blocks 7 and 8 of the Amended Plat of Noblitt Addition on file in Book 8, at page 33 in the Office of the County Recorder, Clark County, Nevada, in the City of Las Vegas, State of Nevada being more particularly described as follows:

Commencing at the Northeast Corner of said Southeast Quarter (SE1/4) of Section 35;

Thence along the North line of said Southeast Quarter (SE 1/4), South 89°21'23" West, 50.06 feet to the Northerly prolongation of the East boundary of that certain parcel of land conveyed to Shell Oil Company as described in Grant, Bargain, Sale Deed recorded December 23, 1954 in Book 54 of Deeds, Doc/Inst. No. 478066 in the Office of the County Recorder; Thence South 02°06'28" West along said prolongation and boundary 190.04 feet to the Southeast Corner of said Deed, said corner being the Point of Beginning;

Thence along the Westerly right-of-way of Eastern Avenue as described in Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 Official Records in the Office of said County Recorder, South 02°06'28" West, 324.20 feet to the beginning of an 850.00 foot radius curve, concave Easterly;

Thence Southerly along the arc of said curve and right-of-way, 65.02 feet through a central angle of 4°22'57" to the Northeast Corner of that certain land described in Grant, Bargain, Sale Deed recorded October 19, 1971 in Book 173 Doc/Inst. No. 138300 Official Records, in the Office of said County Recorder;

Thence along the North boundary of said Deed, leaving said right-of-way, South 89°40'20" West, 331.13 feet to the Easterly right-of-way of Flower Avenue as described in Grant Deed to the City of Las Vegas recorded March 20, 1973 in Book 311 Doc/Inst. No. 270292 Official Records, in the Office of said County Recorder;

Thence along said Easterly right-of-way, leaving said North boundary, North 01°31'56" East, parallel to and 25.50 feet from the centerline of said Flower

Avenue, 522.76 feet to the beginning of a 15.00 foot radius curve, concave Southeasterly;

Thence Northeasterly along the arc of said curve, 22.99 feet, through a central angle of $87^{\circ}49'27''$ to a point on the Southerly right-of-way of Stewart Avenue as described in said Grant Deed to the City of Las Vegas recorded June 25, 1965 in Book 637 Doc/Inst. No. 512551 in the Office of said County Recorder;

Thence along said Southerly right-of-way North $89^{\circ}21'23''$ East, parallel to and 40.00 feet from the North line of said Southeast Quarter (SE1/4), also being the centerline of said Stewart Avenue, 169.68 feet to the Northwest Corner of said land conveyed to Shell Oil Company;

Thence along the boundary of said land, leaving said right-of-way, South $02^{\circ}26'28''$, 149.99 feet;

Thence continuing along said boundary North $89^{\circ}21'23''$ East, 150.00 feet to the Point of Beginning.

Assessor's Parcel No: 139-35-714-010

EXHIBIT B

DESCRIPTION OF THE FACADE EASEMENT AREA

Facade Easement Area: The area consisting of the building face and property line adjoining the westerly Eastern Avenue, southerly Stewart Avenue, easterly Flower Street and the southerly alley right-of-way, as described in "*Attachment 1 – Legal Description of the Property*" and other public areas, including all exterior wall planes, window, doors, fascias, awnings, landscape areas, parking area and other architectural projections.

The Façade Easement granted herein shall terminate five (5) years from the date of execution of the recordation of this Façade Easement Deed without further action upon the City of Las Vegas Redevelopment Agency

ATTACHMENT 5

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

PAINTING	\$13,557.00
PARKING LOT REPAIR/RESURFACE	\$31,990.70
LANDSCAPING	\$15,970.00
SIGNAGE	\$45,000.00
TOTAL ESTIMATED PROJECT COSTS	\$106,517.70

Estimated CVIP Grant (as a reimbursement)	\$50,000.00
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Note – Items in bold are “Pre-approved Qualified Exterior Improvements”

Schedule of Improvements

Work will begin 30 days after approval of Agreement and should be complete within 90 – 120 days, depending on contractor’s work schedule/work load.

ATTACHMENT 6**DISCLOSURE OF OWNERSHIP/PRINCIPALS**

<u>Contracting Entity</u>	
Lebovitz Family Trust, LLC	
And	
Partch-Lebovitz Family Trust, LLC	
Ken Lebovitz	
10 Soho Circle	
Belmont, CA 94002	
650-591-5645	
94-3064897	

<u>Description:</u>
N/A

<u>Type of Business</u>			
<input checked="" type="checkbox"/> Individual	<input checked="" type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation

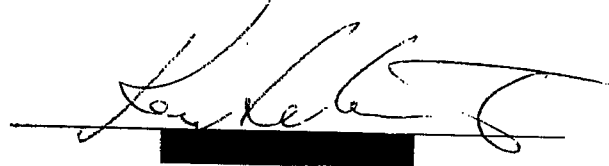
<u>Disclosure of Ownership and Principals</u>			
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
	Principal Name	Address	Phone Number
1.	Ken Lebovitz (Lebovitz Family Trust, LLC)	10 Soho Circle Belmont, CA 94002	702-842-3464 650-591-5645
2.	Barbara Lebovitz (Lebovitz Family Trust, LLC)	10 Soho Circle Belmont, CA 94002	702-842-3464 650-591-5645
3.	Loren Lebovitz (Partch-Lebovitz Family Trust, LLC)	1020 Bear Gulch Road Woodside, CA 94062	650-851-7240
4.	Stacy Partch (Partch-Lebovitz Family Trust, LLC)	1020 Bear Gulch Road Woodside, CA 94062	650-851-7240
5.			
6.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the _____:

Disclosure of Ownership and Principals - Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate.



State of ~~Nevada~~ CALIFORNIA
County of ~~Clark~~ SAN MATEO

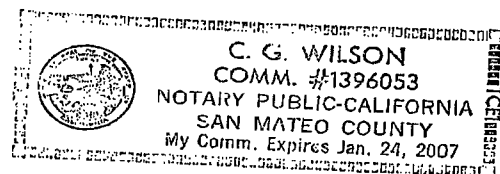
This instrument was acknowledged before me on

6th (date) OCTOBER by ON 2006

KEN LEVITT (name of person)



Notary Public



ATTACHMENT 7

PARTICIPANT AFFIDAVIT AND EMPLOYMENT PLAN

STATE OF NEVADA }
 } ss:
 COUNTY OF CLARK }

I, KEN LEOVITZ, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the LEBOVITZ FAMILY TRUST, LLC and the PARTCH-LEBOVITZ FAMILY TRUST, LLC, companies duly organized in the State of Nevada as a LIMITED LIABILITY COMPANY, (the "Participant"). The Participant is seeking the assistance of the City of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 235 NORTH EASTERN AVENUE ("Site"), as more particularly described by the Commercial VIP Agreement ("Agreement") being contemplated by the City of Las Vegas Redevelopment Agency at its public hearing to be held on _____.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this Agreement. OWN

Assistance from the Agency will allow me to make certain improvements to the Site (the "Project") which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development;
- b. Create jobs or other business opportunities for nearby residents;
- g c. Increase local revenues from desirable sources;
- g d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- e. Possess attributes that are unique, either as to type of use or level of quality and design;
- f. Require for their construction, installation or operation the use of qualified and trained labor; and
- g g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency.

3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:

- ff* a. The Improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; or
- ff* b. The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant.

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

4. Employment Plan. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the Redevelopment Area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

Furthermore, the Project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 6th day of October, 2006.

LEBOVITZ FAMILY TRUST, LLC and PARTCH-
LEBOVITZ FAMILY TRUST, LLC

[Signature]
Authorized Representative: KEN LEBOVITZ

Title: MANAGING MEMBER

State of CALIFORNIA
County of SAN MATEO

This instrument was acknowledged before me on
6th (date) OCTOBER 2006 by KEN

LEBOVITZ (name of person)

[Signature]

Notary Public

